

**Manhattan Community Board Five
Madison Square Park Events Task Force
Findings and Recommendations
December 8, 2011**

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Special thanks to Tony Testa for graph and chart creation



Statue of Liberty's torch in the Park, from 1876-1882



Admiral Dewey's Victory parade, 1899

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Definitions of Terms in Report:

“Programmed Events”	Events produced by Madison Square Park Conservancy inside Madison Square Park
“Post-Parade Events”	Gatherings in and around Madison Square Park following annual parades on Madison Avenue
“Support”	Those responding “Strongly Like” or “Somewhat Like”
“Oppose”	Those responding “Strongly Dislike” or “Somewhat Dislike”

Part I: Introduction

In the 165 years since it first opened on May 10, 1847, Madison Square Park has served New Yorkers in a spectacular variety of roles. Originally a parade ground, the Park has lengthy associations with the military, serving twice as a barracks, as the focal point of victory parades complete with triumphal arches, and since 1918 as the place where New Yorkers commemorate Veteran's Day with a parade and wreaths laid at the Star of Hope at the southern end of the Park.

The Park has long been associated with public art and has been the site of many statues since the late 19th century, including the famous Farragut Memorial by St. Gaudens, in its current location since 1935. From 1876 to 1882, it was the site of the Statue of Liberty's torch while the base for the complete statue was finished on Liberty Island. The Park also has a rich history as a public gathering place, hosting giant celebrations and numerous political rallies. It was the first public square in New York to be illuminated with electric light (in 1880), and has hosted the nation's oldest public Christmas tree since 1912. Many uses of the Park have been overtly commercial, although at least once, in 1901, New Yorkers rioted in the Park rather than pay 50 cents for the privilege of sitting on a rented chair in the shade.

In 1870, the Park was redesigned to very closely resemble the park of today. After falling into disrepair from neglect in the late 20th century, the Park underwent a thorough renovation in 2001, and began to enjoy multiple uses again. Some New Yorkers have viewed certain uses as conflicting with the Park's character of peaceful reflection, but Madison Square Park has always served a dual purpose as both a vibrant public square and a quiet escape from the bustling city—a longstanding juxtaposition in a city where open space is limited.

Part II: Mission

In this context, the New York City Charter requires Community Board Five (CB5) to make recommendations about what events and uses should be permitted in the park. Over the years, CB5's resolutions and recommendations regarding large events in and around Madison Square Park, from post-parade events and the US Open simulcast event to the Big Apple BBQ, have been inconsistent and, therefore, confusing, very often with nothing more than philosophical differences as the basis for board members casting their votes. Since 2004, not only have these recommendations often been in opposition to the previous year's position, but many of the votes have been close. An ad hoc approach to evaluating events is not only cumbersome, but risks becoming arbitrary and capricious.

In the summer of 2011, Board Chair Vikki Barbero formed a task force to take on the responsibility of establishing a consistent approach to hearing these applications. The task force's mission was "to gather substantive feedback from the community, residents, businesses, the Flatiron BID, and Madison Square Park Conservancy, and collect information regarding the many large events that request the use of Madison Square Park and/or the surrounding area." The task force submits this report to form the basis for creating guidelines to assist CB5 in reaching consensus regarding these applications.

Part III: Approach and Methodology**Park Users, Residents, and Workers**

To gather substantive feedback, the task force devised a survey to be taken by Park Users, Residents, and Workers around Madison Square Park. The survey was designed to be no more than one page long, to encourage its completion. It asked respondents about their use of the park and their views on the various events in the park, and was designed to include open-ended questions, to elicit more substantive responses.

The survey was administered in several ways. First and foremost, the task force members conducted the survey in person, inside the boundaries of Madison Square Park. Shifts were divided equally between weekday hours, weekday evenings, and weekend hours. It was also placed on an online survey administrator (surveymonkey.com); from there, the survey's URL was advertised on flyers, along with an explanation of the task force's mission. Task force members posted flyers in the lobbies of residential buildings within one square block of the Park, or left them in bulk with a doorman to be placed in an area where residents could take one. Task force members also made efforts to distribute the flyers at board meetings in residential buildings. Finally, the survey URL was sent to companies in office buildings on the Park with a request to distribute it to employees. Survey software prevented multiple responses online from a single user, but there were some instances of fraud; those survey responses were eliminated.

The survey was open for collection from September 26 through November 30, 2011, and resulted in a total of 501 usable responses.

Business Owners/Managers

Aside from the input from employees of nearby businesses provided by the survey, the task force also targeted the owners or managers of businesses as important sources of input about how these events impact business. Task force members walked into storefronts around the Park and spoke in person with business owners or floor managers, or contacted them by telephone.

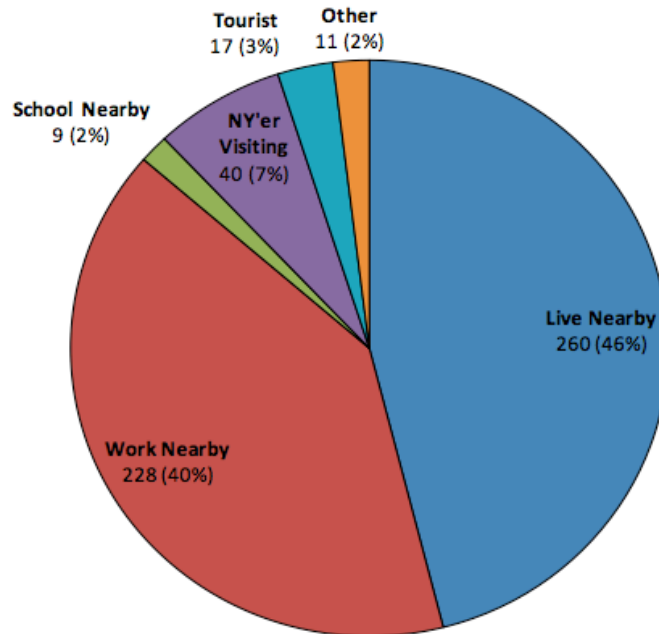
Stakeholder Organizations and City Agencies

Finally, consultation and input was sought from the Flatiron BID, Madison Square Park Conservancy (MSPC), the Street Activity Permit Office (SAPO), the Department of Sanitation, the Parks Department, NYPD, event organizers, and former CB5 Parks Committee Chair Maxine Teitler, who was actively involved in these issues during her tenure.

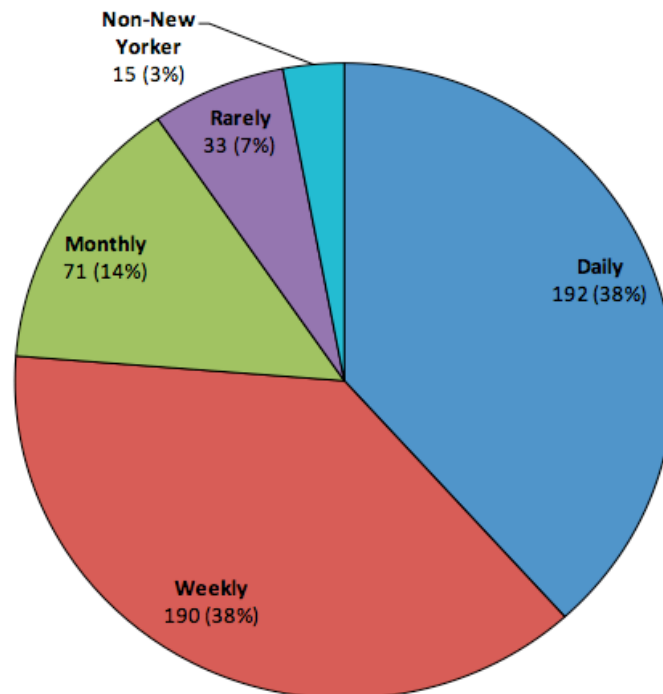
Part IV Findings: Park Users

What Brings You To Madison Square Park?

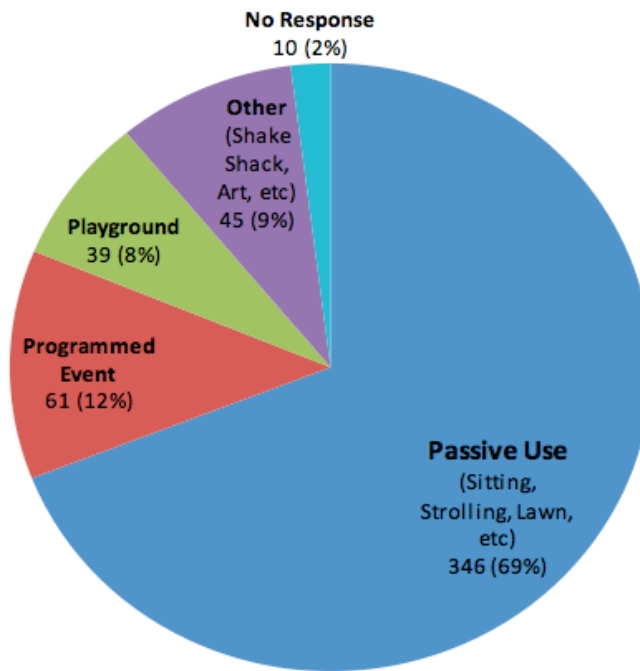
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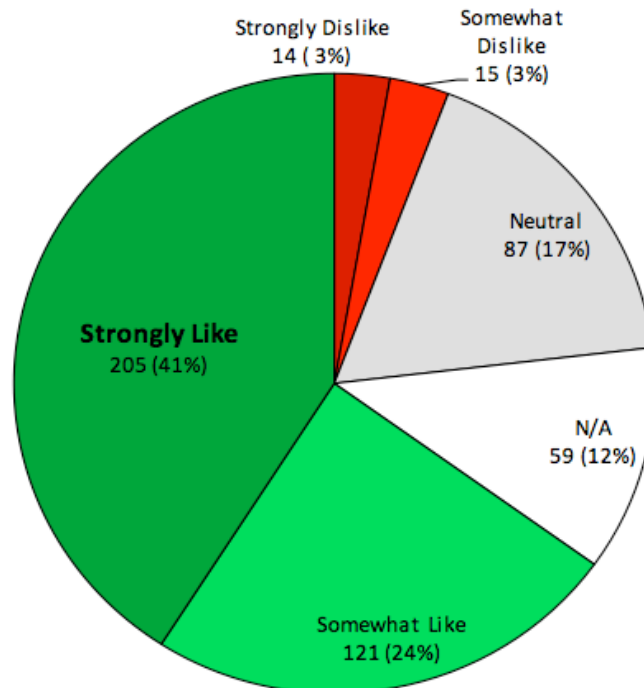
How Often Do You Use The Park?



How Do You Most Enjoy Spending Time In The Park?

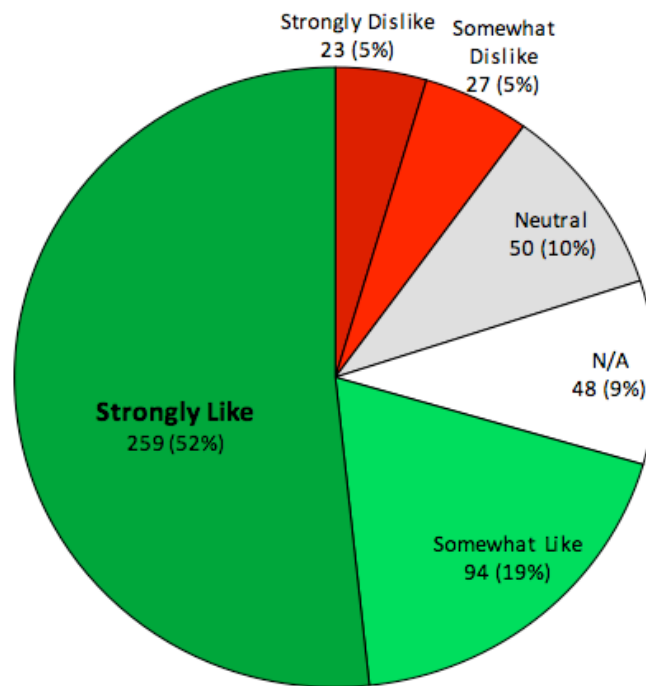


Music Events (e.g. Live Concerts)



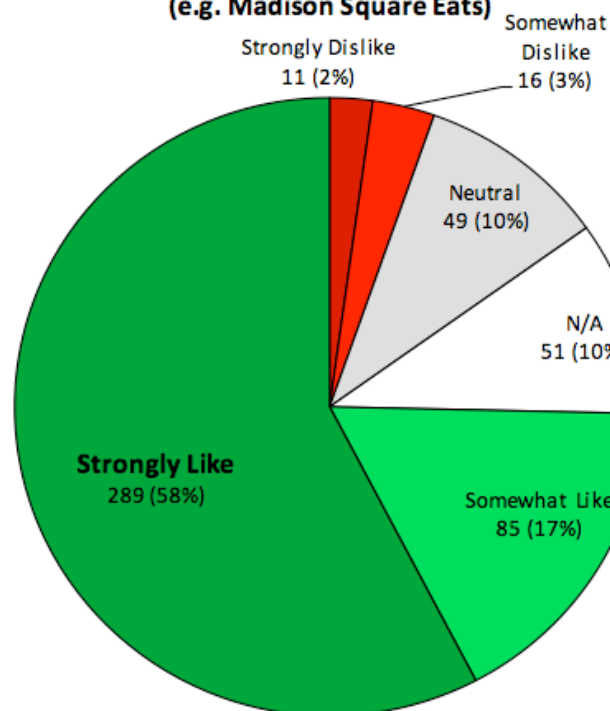
Food Events In The Park

(e.g. Big Apple BBQ)

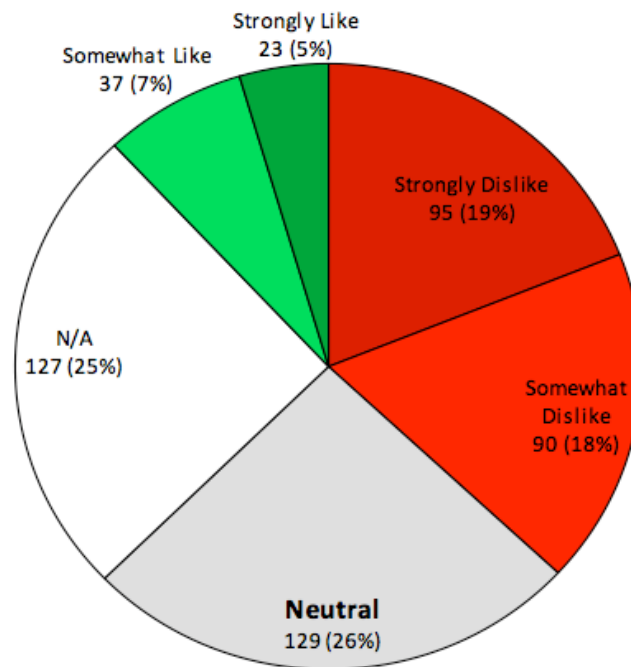


Food Events In Worth Square

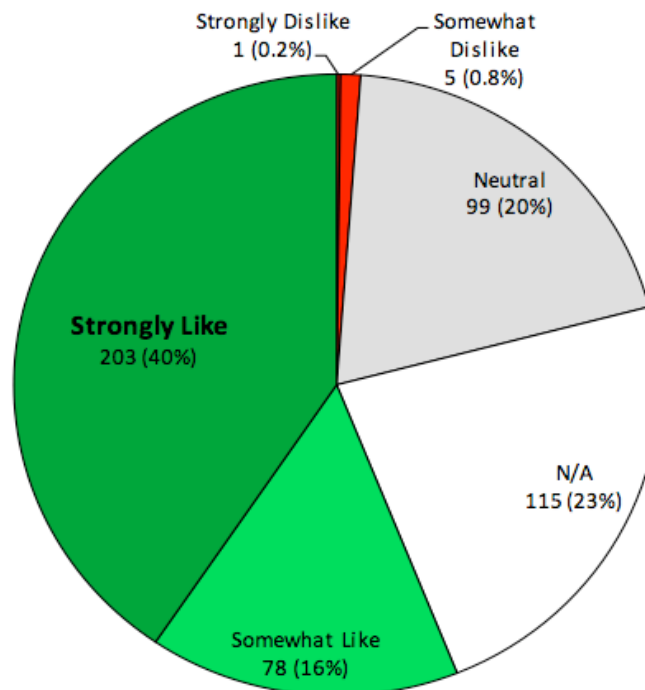
(e.g. Madison Square Eats)



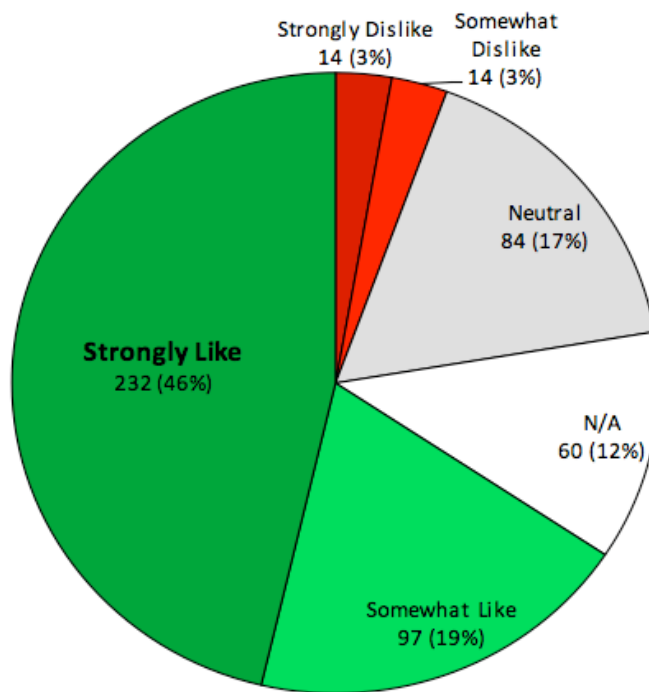
Spillover From Annual Parades On Madison Avenue



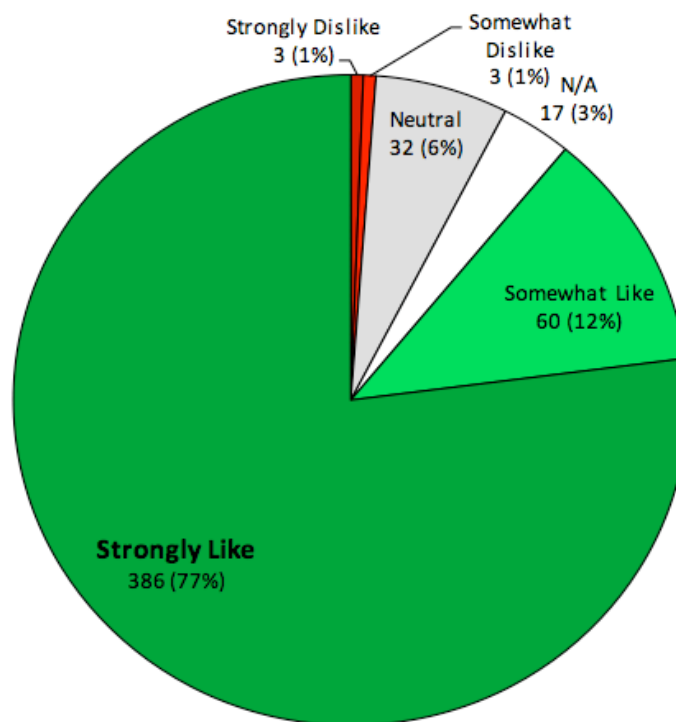
Educational Programs (e.g. Readings, Kids' Activities)



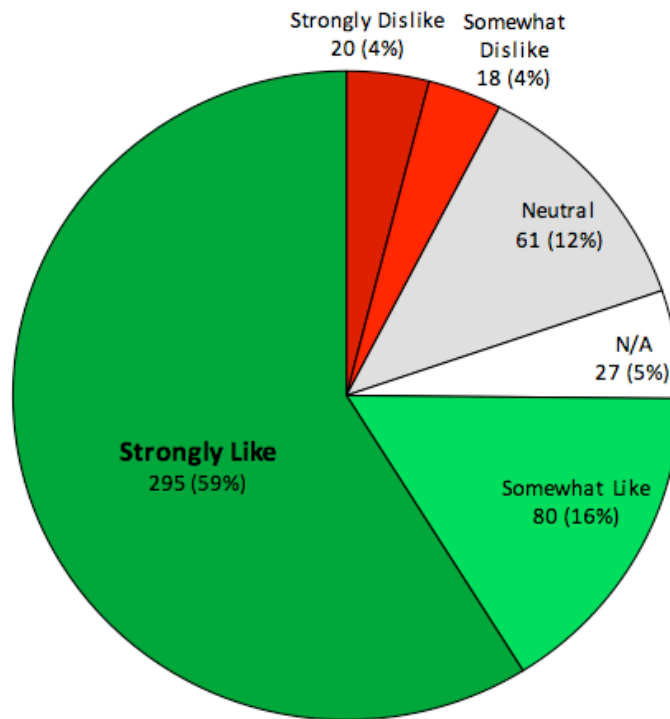
Sports-Related Events (e.g. US Open, Subway Series)



Public Art Displays



Shake Shack Presence



Part V Findings: Businesses

Out of 51 businesses contacted, the responses broke down as follows:

Neutral (20)

Chose not to answer (11)

Negative or Slightly Negative Impact (11)

Positive Impact (10)

(One response from a restaurant registered two opinions: the parades as negative, but Park events positive.) Eight negative complaints came from dining establishments and were based on the reduction of foot traffic, rude or unruly crowds, and event attendees using a business' restroom. Two businesses' complaints of crowds were specific to parade events. One business complained of queues from Big Apple BBQ blocking access to their business.

On the other hand, positive opinions were based on a boost in sales from the same people using the restroom, and increased foot traffic from those coming and going to the events. Location is obviously a factor. There was also a belief that the attention to the neighborhood in general from events is positive. The comment heard most frequently was that street fairs on Broadway (the purview of last year's Street Fairs task force) exert the biggest burden on business and are a worse problem than events in and around the Park.

Neutral responses were the majority, with some explaining that positive and negative qualities of the events balance each other out, and therefore do not exert a burden on business overall. On balance, there is not a definitive positive or negative cast to the responses from businesses. However, specific complaints and problems need to be addressed on an individual basis in advance of an event's application to committee.

Part VI Findings: Neighborhood Groups and City Agencies

Coordination between Stakeholders

Over the course of the evolution of these events, several entities have combined forces to share the responsibilities of sanitation during and following events: the event producer (who bears responsibility for clean-up during an event), Madison Square Park Conservancy (sometimes an event producer; also has cleaning crews active during and immediately following events; responsible for the Park interior, and sidewalks around the perimeter of the Park to the curb), the Flatiron BID (who have their own clean-up crews year-round, including following events, when they are expanded; assume responsibilities for all sidewalks in the district, with the exception of park perimeter sidewalks, and for graffiti/sticker removal), the Department of Sanitation (responsible for pick-up of garbage from street corners and in the street), and Credit Suisse (who bring in power washers for the sidewalks and curbs following food events).

Input from these groups verifies the considerable impact these events cause on production of garbage. It is this task force's finding that MSPC manages sanitation quickly and responsibly during and following programmed events that they produce. In the case of Big Apple BBQ, the majority of the responsibility for sanitation falls on the event producer, the Union Square Hospitality Group, with MSPC sharing some duties. More extensive complaints about sanitation stem from the post-parade events, during which basic maintenance of sidewalks is not possible due to the event occupying the space. An extensive effort was made before this year's events to work with parade organizers to improve this situation. The task force found that the entities named above, as well as SAPO, testified that these efforts did help, and were an improvement over the previous year.

Another item of concern is the sale and distribution of items causing litter. Balloons are released and become stuck in treetops. Silly string is sold and sprayed on the streets and over plantings, posing a challenge for removal. Flyers, postcards, and candy wrappers all contribute to the sanitation burden; these concerns need to be addressed and mitigated by event producers when planning vendor activity for their event.

Another item of concern is damage that is caused to tree beds and plantings in and around the Park, including the tree beds on Madison Avenue. MSPC erects snow fencing around the lawns and planting areas inside the park, which prevents damage, but which some park users reported finding "unpleasant" or "frightening." The task force believes snow fencing should continue to be used, but that measures should be taken to set them up as close to the start of an event as is practical. Regarding the tree beds on Madison Avenue, the task force encourages the committees to investigate how the bonding requirement on the part of the event producers might be expanded to explicitly include tree beds outside of the Park, to bring more attention to finding effective measures that might be taken to prevent damage.

Constructive Dialogue: City Agencies and Parade Organizers in 2011

In past years, there was virtually no contact or communication between the parade event organizers and neighborhood stakeholders in advance of parade events. Following CB5's registered concerns in early 2011, SAPO convened a meeting between all five parade event organizers, the Parks Department, the Sanitation Department, and the NYPD to review and improve operational details of each individual event, with follow-up coordinated by SAPO. Resulting from these meetings, the hours of each event were cut back by two hours. Also, parade organizers committed to additional cleaning staff for the duration of their events.

The Director of SAPO was personally present for all five events in 2011 to monitor how these changes were carried out and to ensure compliance.

Input from these entities confirms the task force's finding that these efforts improved the degree of impact of post-parade events in 2011. The task force commends the city agencies for their involvement and issues its recommendations in line with SAPO's ongoing efforts at coordination.

Part VII **Conclusions**

Passive Use vs. Support of Events

The task force was struck by the fact that 69% of respondents name a Passive Use as the primary way that they enjoy the Park. But at the same time, the task force noted a comparable majority voicing support for programmed events in the Park. Depending on the programmed event, between 65% and 72% of respondents were in support—roughly the same percentage of respondents as that which described their Passive Use of the park. From this apparent contradiction, the task force came to find these views as appreciation of striking a balance between Passive Use and Support for Programmed Events.

Opposition and Excessive Impact

At the same time, the task force recognizes the opposition that exists to these events. Opposition to programmed events inside the Park ranged between five and ten percent. In the case of post-parade events, 19% of respondents “Strongly Dislike” them, and 18% “Somewhat Dislike” them—although the task force noted that the plurality response was in fact “Neutral” with 26%. Any opposition requires attention from CB5 to improve community members’ quality of life.

The task force believes CB5 must work toward lessening the adverse impact that any event has on the Park and the surrounding area from garbage, congestion, noise, amplified sound, access to and through the Park, and damage to the grounds, all of which are well-documented and remain a priority in this task force’s recommendations. 18% of respondents named garbage when asked an open-ended question about their objections to events. Another 18.4% of respondents specifically brought up noise and amplified sound. The task force found that improvements were made for this year’s events with SAPO’s guidance, including a careful look at the number of total speakers used and the level of volume for each. The task force believes that noise levels need to be further monitored, and that a sound engineer, such as CB5 recommends when evaluating applications for liquor licensees, would be an extremely helpful resource in investigating ways to continue this mitigation.

26.3% of respondents claimed congestion in the park as their biggest complaint during events, specifically the difficulty of crossing from one side of the park to the other, and accessing the playground and the dog run. Entrance/exit points to the Park can be closed off, access obstructed and walkways impassable during some events. The task force finds that more work should be done on the part of applicants to offer solutions for improved navigation and access in the Park during events.

Interestingly, concerns about the impact of events came not only from those who oppose events, but also from some who support them. For example, many respondents who support the music events conceded that amplified sound is a nuisance. At the same time, some who oppose the impact of the Big Apple BBQ and other food events also describe the ways in which they draw attention to and have contributed to the neighborhood. Some who oppose the post-parade events also explicitly conceded their right to take place. The task force took nuanced responses such as these as further evidence of the need for a reasonable balance.

Establishing a Uniform Set of Standards

As one respondent wrote: “If you are going to allow the bbq to use the park, then other community events should be allowed to use the park, assuming that the same conditions are offered to all parties.” The task force heard several comments along these lines. To ensure consistency in CB5’s approach, the task force finds that all applications for large events should be required to meet one set of uniform standards in areas of potential impact, without exception. The task force’s recommendations include this set of standards.

The task force believes that each event producer bears responsibility for meeting this set of standards for their event, and testifying to their commitment to this responsibility in their application. Therefore the task force recommends that committees evaluate each application individually, including those from parade event organizers.

Saturation

The task force interpreted the present level of support for events as a comment on the present slate of programmed events. Given the opposition to these events that exists, the need for mitigating their current impact, and the importance of safeguarding Passive Use in the Park, it is this task force’s finding that there is **neither** significant support for further expansion of large programmed events, **nor** for more post-parade events in Madison Square Park. Therefore, the task force finds that part of striking an appropriate balance includes establishing restrictions on the number of all large events that take place in and around the Park, and our recommendations reflect that.

Private-Public Partnership

The task force recognizes that philosophical differences exist within the members of the public and, for that matter, within the Community Board, when it comes to the role of private organizations in managing activities in public space. We also recognize the practical and beneficial components of a private-public partnership such as MSPC’s in Madison Square Park in providing much-needed funding for maintenance, upkeep and beautification in the Park. It is our belief that with this type of arrangement comes a real risk for overly commercial components, and the fear of a privatization of the Park as a whole: task force members agree it is no single organization, but the public who owns Madison Square Park. However, the task force noted that survey respondents did not communicate this concern with the present situation in the Park: in a review of all of the survey’s open-ended questions, six respondents specifically mentioned over-commercialization of the Park, while 108 responses mentioned the improvement of the park and the neighborhood over the years, and gratitude for its beauty and upkeep. Task force members also found these sentiments anecdotally in their conversations with park users. It is this task force’s finding that despite the merits of the debate, it is difficult to recommend specific metrics at this time. We do believe that when it comes to policy, CB5’s most constructive way forward is continuing to make improvements in our evaluation of specific applications and in constructive ongoing dialogue with event producers and stakeholders. The task force’s recommendations focus on this approach.

Part VIII Recommendations**I. Establish Definition of a Large Event**

- a. Involves street closures **OR**
- b. More than 3 hours in duration and significantly blocks access through Park (Presently includes Big Apple BBQ, Post-Parade Events, and US Open and Subway Series viewings)

II. Standardize Evaluations of Applications for Large Events

- a. Evaluate event applications on an individual basis
- b. Require a group liaison from each event to work with the committee(s)
- c. Require meeting with group liaisons in advance of committee's hearing of application for detailed progress review of plans for event; to include the BID, SAPO, and any other stakeholders at the committees' discretion
- d. Base committee evaluation on applicant's commitment to adhere to a uniform set of standards (see part III), applicant's adherence to those standards the previous year, and evidence of best efforts to enact improvements
- e. If application meets committee approval, make recommendation as an "Approval with Conditions"
- f. Conduct post-mortems after events' conclusions, to be considered as part of applicant's hearing the following year

III. Adopt Uniform Event Standards

- a. Require submission of Layout Plan for Event
 - i. Locate booths off of curbs whenever feasible; if not feasible, locate food booths on curbs opposite park perimeter (such as the east side of Madison Avenue)
 - ii. Isolate all open food containers and open flames from the public
 - iii. Keep emergency lanes cleared at all times; enforce strict prohibition on double parking
 - iv. Street Closures
 - 1. Restrict number of street closures to levels used by an event in 2011; any expansion of the number of streets closed signifies unsupportable growth of the event
 - 2. Require posted notification of pending street closures near affected blocks one week in advance of event
 - v. Access and Navigation
 - 1. Require submission of plan for management of queues/crowds outside of event area
 - 2. Require submission of plan for management of access through or around park, including the posting of alerts at edge of park if access is affected; including events in Worth Square
 - 3. Require submission of plan for maintaining access to dog run and playgrounds
- b. Amplified Sound
 - i. No continuous usage of amplified sound for events lasting more than three hours; require submission of plan for breaking up music sets/periods of microphone use into shorter blocks of time

- ii. Present plans for PA system; and agree to best efforts to utilize greater number of speakers at lower volumes
 - iii. Engage Acoustilog, Inc. or other sound engineer approved by CB5 to address layout and technical specifications in advance of event
 - iv. Engage sound engineer to assess success of these measures at actual events, when possible
- c. Sanitation
 - i. Require submission of plan for sanitation, both for Park interior as well as any streets closed during an event, including commitment to a minimum number of cleaning staff to be supplied by event producer for duration of event, in coordination and with the approval of the Dept. of Sanitation, MSPC, the BID, and any other parties donating sanitation services
 - ii. Require submission of plans for vendors at event, and a commitment to limit the number of vendors who will sell or distribute items which lead to impactful litter, including balloons, silly string, wrapped candies, flyers, and postcards
 - iii. Request information from Department of Sanitation regarding amount of garbage produced by an event, for use as a metric in determining an event's size and/or growth
- d. Mitigating Damage
 - i. Continue utilization of snow fencing around lawns and planting areas, to be erected on start date of an event
 - ii. Require fulfillment of the bonding requirement to Dept of Sanitation and Parks Dept when applicable
 - iii. Investigate bonding requirement to additional city agencies to cover damage of tree beds and plantings in park and on street curbs
- e. Playgrounds
 - i. Require dedicated security person to monitor use of playground
 - ii. Prohibit event attendees from entering playground unless with a child
 - iii. Prohibit food from events inside playground

IV. Address Event Saturation

- a. Restrict Number of Events in Park
 - i. Cap number of large events at 2011 levels
 - ii. Deny applications for new large events which surpass these levels
- b. Restrict Frequency of Events in Park
 - i. Coordinate with applicants and city agencies to prevent applications for large events on consecutive weekends
 - ii. Deny any application for a pre-existing large event whose application is changing its dates to fall on a consecutive weekend with any other pre-existing large event
 - iii. Deny any application for a new large event which falls on a consecutive weekend with any other pre-existing large event
- c. Continue to encourage NYPD, SAPO and any other appropriate city agencies to investigate appropriate locations and/or alternate plans for street fairs and post-parade events, particularly those with continued growth

Appendix A: Additional Survey Responses

“Is there anything about the park that you have a problem with, or are concerned about?”

This open-ended question had widespread results, including:

No response (33%)

“No, the park is great as is.” (19.2%)

Homeless (10%)

Lawn closed too often (7.2%)

Too many squirrels/pigeons (5.8%)

Dog Run has a bad smell (4.4%)

Too many events (2.6%)

Parades (1.8%)

Big Apple BBQ (0.2%)

“For those events you dislike, what are your top concerns?”

No response (52.7%)

Congestion/Crowds (26.3%)

Noise/Amplified Sound (18.4%)

Garbage (18%)

Commercialism (0.1%)

“What events or programs would you like to see more of in/around the park?”

No response (36%)

Food Events (17.2%)

Music Events (16.4%)

Artwork (15.2%)

Family Events (5.6%)

Sports-Related Events (5%)

“What events or programs would you like to see less of in/around the park?”

No response (64%)

Parade Events (11.8%)

Big Apple BBQ (2.2%)

Appendix B: Suggestions from Park Users

39 people brought up frustration with lawn closings, with some requesting more consistency to scheduling when the lawn is closed, including signs or the publication of a calendar.

One horticulturist inquired about the health and age of the many sycamore trees; and if there is a plan for gradually replacing them as they age.

22 people noted that the dog run has a bad odor, with a few people including a complaint that the gravel causes this, and is also too hot to the touch in the summer months. A few people also complained about the difficulty of opening the latched door to the dog run.

17 people requested a wider variety of types of music for the concert events, with a specific emphasis on classical.

12 people requested more information about the Public Art displays.

9 people mentioned ponding and flooding of walkways as a problem in the Park, including in the dog run.

Appendix C: Lists of Residences and Businesses Contacted

	Residential Address	Ownership	Business Name	Address	
1	20 W 27 th St	Coop	SD26	19 East 26 th St	
2	15 E 26 th St	Condo	A Voce	41 Madison Avenue	
3	22 W 26 th St	Coop	Choza	66 Madison Avenue	
4	30 W 26 th St	Coop	Press Sandwiches	34 East 23 rd Street	
5	35 W 26 th St	Coop	Lin's Chinese Restaurant	32 East 23 rd Street	
6	38 W 26 th St	Coop	Bleu Sur Bleu	4 East 23 rd Street	
7	45 E 25 th St	Condo	Lucky Brand	172 Fifth Ave	
8	15 W 24 th St	Coop	Wolfhome	936 Broadway	
9	40 W 24 th St	Coop	Weichert Realty	51-A East 25 th Street	
10	49 W 24 th St	Coop	Shoe Repair	333 Park Avenue South	
11	35 W 23 rd St	Condo	Imagination Lab	333 Park Avenue South	
12	36 W 22 nd St	Coop	Gregory's Coffee	327 Park Avenue South	
13	5 E 22 nd St	Condo	Manhattan Saddlery	117 East 24 th Street	
14	11 E 22 nd St	Condo	Gramercy Wine and Spirits	104 East 24 th Street	
15	21 E 22 nd St	Coop	SPIN New York	48 East 23 rd Street	
16	23 E 22 nd St	Condo	Time Warner Cable	46A East 23 rd Street	
17	24 E 22 nd St	Condo	Jewelry & Check Cashing	38 East 23 rd Street	
18	26 E 22 nd St	Coop	Max Shoe Repair	28 East 23 rd Street	
19	27 E 22 nd St	Condo	Sophie's Cuban Cuisine	28 East 23 rd Street	
20	28 E 22 nd St	Coop	Bellagio Nails and Spa	12 East 23 rd Street	
21	29 E 22 nd St	Coop	Fed Ex	8 East 23 rd Street	
22	30 E 22 nd St	Coop	Lens Crafters	6 East 23 rd Street	
23	33 E 22 nd St	Coop	Almond	12 East 22 nd St	
24	36 E 22 nd St	Condo	Eataly	200 Fifth Ave	
25	102 E 22 nd St	Coop	Sprint	175 Fifth Ave	
26	208 Fifth Ave	Coop	Shoegasm	20 West 23 rd St	
27	170 Fifth Ave	Condo	Live Bait	14 East 23 rd Street	
28	186 Fifth Ave	Condo	Eleven Madison Park	11 Madison Avenue	
29	141 Fifth Ave	Condo	Eretz Shoes	10 East 23 rd Street	
30	225 Fifth Ave	Condo	Stop n' Go Wireless	942 Broadway	
31	66 Madison Ave	Coop	Papryrus	940 Broadway	
32	50 Madison Ave	Condo	Stuzzi	928 Broadway	
33	333 Park Avenue South	Coop	Benvenuto	2 East 23 rd Street	
34	280 Park Avenue South	Condo	Restoration Hardware	935 Broadway	
35	31 E 21 st St	Rental	MAC Cosmetics	1 East 22 nd Street	
36	12 E 22 nd St	Rental	24 Hour Fitness	225 Fifth Avenue	
37	20 E 22 nd St	Rental	Hale and Hearty	40 East 23 rd Street	
38	22 E 22 nd St	Rental	Radio Shack	36 East 23 rd Street	
39	34 E 22 nd St	Rental	Momath	11 East 26 th Street	
40	45 E 22 nd St	Rental	10/10 Optics	50 Madison Avenue	
41	38 W 22 nd St	Rental	Hafele	25 East 26 th Street	

42	14 E 23 rd St	Rental	Baruch College High School	55 Lexington Avenue	
43	18 E 23 rd St	Rental	State Supreme Courthouse	27 Madison Avenue	
44	60 W 23 rd St (Caroline)	Rental	Intercare	51 East 25 th Street	
45	77 W 24 th St (Vanguard)	Rental	Décor Art Gallery	337 Park Avenue South	
46	55 W 25 th St	Rental	PIT	123 East 24 th Street	
47	36 W 26 th St	Rental	Mozzarelli's	38 East 23 rd Street	
48	55 W 26 th St (Capitol)	Rental	Bonobo's	18 East 23 rd Street	
49	100 W 26 th St	Rental	Quizno's	16 East 23 rd Street	
50	124 E 27 th St	Rental	Natural Deli	10 East 23 rd Street	
51	126 E 27 th St	Rental	Argo Tea	949 Broadway	
52	139 E 27 th St	Rental			
53	145 E 27 th St	Rental			
54	210 Fifth Ave	Rental			
55	777 Sixth Ave	Rental			
56	800 Sixth Ave	Rental			
57	270 Park Avenue South	Rental			
58	295 Park Avenue South	Rental			

